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## **MINUTES DUVALL PLANNING COMMISSION**

**Community Center, 26512 NE Stella Street, Duvall  
Thursday, January 15, 2009 at 7:00 PM**

### **1. Call to Order – Flag Salute**

The Planning Commission meeting was called to order by Commissioner Wolf at 7:13 P.M.

### **2. Roll Call**

Commissioners Jeff Wolf, Skye King, Amy Ockerlander, Hilarie Cash, Jason Walker and Holly Krueger were in attendance. City Staff members Lara Thomas, Senior Planner; Amy Bright, Administrative Assistant; and Boyd Benson, City Engineer were present.

### **3. Announcements**

1. Lara Thomas announced that City attorney, Bruce Disend and park planning consultant, Sarah Daniels with EDAW were in attendance.
2. Ms. Thomas announced that Camwest and Washington Holdings submitted phase 1 of their project on December 24<sup>th</sup>.
3. Ms. Thomas announced that the Riverview School District submitted an application for the Cedarcrest Ball Fields and that she had attended a community meeting put on by the District.
4. Ms. Thomas noted the record snow and flooding that the City endured over the past month.

### **4. Approval of Minutes**

It was moved and seconded (Walker - Ockerlander) to approve the Planning Commission Meeting Minutes of November 20, 2008. The motioned carried. (all ayes).

### **5. Citizen's Comments and Requests – Items not on the Agenda**

*2008 Parks, Trails, and Open Space Plan*

It was moved and seconded (Cash - Ockerlander) to open the Public Hearing for the 2008 Parks, Trails and Open Space Plan. The motioned carried. (all ayes).

Sarah Daniels gave an overview of the park planning process.

Ms. Thomas went over the supplemental Planning Commission packet. She noted all changes made since the last meeting including changes to the staff report as highlighted in yellow, final changes to the housing and capital facilities elements and the residential and employment capacity analysis, along with the addition of the SEPA addendum. She also noted that Planning Commission and the public were provided public comments to incorporate into Exhibit 13. Ms. Thomas entered into record the comments received from Duana Koloskova on January 13, 2009.

Commissioner Wolf opened the floor for public comment.

Lynn Eshleman, Pacific Ridge Homes, 17921 Bothell-Everett Highway, expressed her concerns about the amount of projects on the project list. She noted that the decline in building permits and home sales lower City funding. Ms. Eshleman asked the Planning Commission to consider the letters submitted by Pacific Ridge Homes and to fully understand the Growth Management Act when making a decision on recommendation of the Plan.

Kyle Lublin, Pacific Ridge Homes, 17921 Bothell-Everett Highway, Bothell, noted that Pacific Ridge Homes has made multiple written comments to the Commission and asked them to consider the written comments when making a decision.

David Huffman, Master Builders Association (MBA), 335 166<sup>th</sup> Ave, Bellevue, reminded the Commission of the recent economic downturn and stated that it may not recover. He noted that other jurisdictions are working with the MBA to prepare stimulus packages and that they would like to work with the City of Duvall as well. Mr. Huffman agreed that citizen input is important but that the earliest meeting he was invited to was November 4. He stated that the proposed plan is aggressive and irresponsible for the City to take on. He stated that adoption will lead to a considerably higher impact fee and a higher cost of living. He noted that projects on the City's current parks plan have not been completed and that the City cannot find funding sources. He also noted that if the Planning Commission makes a recommendation to Council and if Council approves the plan, it will be appealed.

Bruce Knowlton, Camwest Development 9720 NE 120<sup>th</sup> Place, noted that the City did not complete the project list in the 1990 Parks Plan. He noted that in the proposed plan, the financing options only took up one page of the plan. He reiterated the reduction in building permits and home sales. Mr. Knowlton recommended that the City use the current plan and finish the projects in that plan before implementing a new plan.

It was moved and seconded that the public hearing for the 2008 Parks, Trails and Open Space Plan

## **6. Old Business**

*none*

## **7. New Business**

Lara Thomas announced that the Capital Facilities Element was not distributed with the Planning Commission packet. Due to this, she recommended that Planning Commission keep the public hearing open to the following meeting so the Element can be properly distributed and reviewed prior to the following meeting.

It was moved and seconded (Ockerlander-Cash) to open the Public Hearing for the 2008 Parks, Trails and Open Space Plan. The motioned carried. (all ayes).

Sarah Daniels, EDAW, City park planning consultant, gave a presentation on the City of Duvall Parks, Trails and Open Space Plan history, level of service, project list and funding sources.

Lynn Eshelman, Pacific Ridge Homes, 17921 Bothell-Everett Highway, Bothell, WA 98012, thanked City staff for their hard work on the Plan. Ms. Eshelman expressed her concern that the development community was not considered as a major stakeholder for the Park Plan.

Mike Walsh, Highmark Development, PO Box 114, Duvall, WA 98019 stated that he was invited to an impact fee meeting put on by City Staff, but prior to this initiation he was unaware of the planning for a new Park Plan or impact fee increase. Mr. Walsh expressed his concern for the land acquisition costs in phase 3 of the Plan, especially those located in the Urban Reserve. Mr. Walsh asked expressed concern and asked for clarification of park and open space requirements set out in Development Agreements and if this revised impact fee would essentially “double dip”. Mr. Walsh asked for an explanation of how costs in the project list were derived and the requirement for park space. Mr. Walsh asked for clarification of how costs were derived.

Kyle Lublin, Pacific Ridge Homes, 17921 Bothell-Everett Highway, Bothell, WA 98021, stated that he intended to ask Planning Commission to extend the public hearing however the extension was already planned. He noted that the Plan seemed to be a “moving target” and that the Capital Facilities Element was unavailable prior to the meeting. He added that the Plan and Elements were difficult to make comments on since they were being revised. He noted that the Plan had been revised since the packet was distributed. Mr. Lublin stated that he believes that parks are necessary in City. He added his concern that the SEPA determination did not include all of the Comprehensive Plan Elements.

Ms. Thomas addressed some answers and concerns. She stated that park acquisition costs were derived from interviews with the development community, recent sales and King County tax parcel information, and interviews with the real estate community. She noted that \$350,000 per acre was a fair estimate and may even be a low estimate.

Open Space Requirement

EDAW addressed how costs were derived. EDAW noted that national standards were used based on park type to determine the project costs. Commissioner Wolf asked if the project costs included the topographic challenges typically found in Duvall. Ms. Daniels confirmed that City staff made changes to the national standards based on topographic and geological challenges.

CFE was not in packet. Lara noted that the only changes to the Capital Facilities Element since it was last public was only to update the project list.

PTOS not changed since handed out

Sarah – the Draft Plan comment period was open from August 18, 2008 through November 14, 2008.

Mike Walsh noted that the land acquisition for Community Park #1 of \$3.5 million at 10 acres in 2015 through 2020. Lara revisited.

Mike Walsh asked for clarification that the park impact fee is derived from the park Plan. Ms. Thomas confirmed that the fee is derived from the Plan, but that the implementation of the fee can change. The fee will be charged to development immediately and based on the \$5 million for the NUGA.

Lara Thomas noted that the park impact fee reflects the project list in Phase I of the Plan.

Robert Sterbank, Kenyon Disend, PLLC, with the City attorney's office noted that he had a chance to review the letter entered into the record from Duana Koloskova. He noted that City Staff gave plenty of opportunity for comment and for what the Growth Management Act requires for public notification.

Mr. Sterbank added that other than the Capital Facilities Element being not included in the packet, the concerns from the development community were .

Ms. Thomas recommended that Planning Commission extend that hearing for the 2008 Parks, Trails and Open Space Plan to December 18, 2008.

It was moved and seconded (Luhrs - Ockerlander) to extend the Public Hearing for the 2008 Parks, Trails and Open Space Plan. The motioned carried. (all ayes).

### *2008 Comprehensive Plan Amendments*

It was moved and seconded (Cash-Ockerlander) to open the Public Hearing for the 2008 Comprehensive Plan Amendments. The motioned carried. (all ayes).

Ms. Thomas noted that the 2008 Docket included all sections of the Comprehensive Plan that correspond with the Park Element amendments.

Ms. Thomas gave a presentation on the 2008 Comprehensive Plan Amendments.

Ms. Daniels gave an overview of the changes to the Park and Recreation Element. She noted changes to the maps, level of service standards, three phase project list, funding strategies and goals and policies to reflect the changes made to the Parks, Trails and Open Space Plan.

Ms. Thomas recommended that Planning Commission extend that hearing for the 2008 Comprehensive Plan Amend to December 18, 2008.

Ms. Thomas entered two exhibits into the record. The Capital Facilities Element was entered in as Exhibit 1. The final population documentation was entered in as Exhibit 2.

It was moved and seconded (Cash - Luhrs) to extend the Public Hearing for the 2008 Parks, Trails and Open Space Plan. The motioned carried. (all ayes).

**8. Other Business**

*None*

**9. Adjournment**

It was moved and seconded (Cash - King) to adjourn the meeting. Motion carries with all ayes. The meeting was adjourned at 8:43 p.m.